

32403
ADOPTED – BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
SEPTEMBER 4, 2014

**BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS**

**UPGRADE OF EXISTING SPRINKLER SYSTEM AT WYCC
AND INSULATION REVIEW AT KENNEDY-KING COLLEGE**

SPAAN TECH, INC.

OFFICE OF ADMINISTRATIVE AND PROCUREMENT SERVICES

THE CHANCELLOR RECOMMENDS:

that the Board of Trustees authorizes the Chair to execute an agreement with SPAAN Tech, Inc. to provide engineering services which include preparation of construction plans and specifications to be utilized for: (1) upgrading the insulation and air flow at Kennedy-King College; and (2) upgrading and retrofitting the existing sprinkler system with a pre-action system to protect sensitive equipment in WYCC control rooms and data center for the period commencing no sooner than September 4, 2014 until the later of the date of completion of the construction of the projects covered in the drawings or December 31, 2015, at a total cost not to exceed \$212,850.83.

VENDOR: SPAAN Tech, Inc.
311 South Wacker Drive
Suite 2400
Chicago, Illinois, 60606

USER: Kennedy-King College and WYCC

TERM:

The term of the agreement will commence no sooner than September 4, 2014 until the later of the date of completion of the construction of the projects covered in the drawings or December 31, 2015.

SCOPE OF SERVICES:

SPAAN Tech, Inc. will provide the following services: (1) engineering design, consultation and planning documents to upgrade and retrofit the existing insulation and air flow above spandrel panels campus wide to ensure water pipe integrity, including a professional opinion of the suitability of originally installed insulation and air flow above spandrel panels design; and (2) engineering design, consultation and planning documents to upgrade and retrofit the existing sprinkler system with a pre-action system to preserve sensitive equipment in WYCC control rooms and data center. The firm will also prepare bid documents and construction administration as required for

conversion of existing fire alarm system into state of the art fire alarm system to enhance the life safety environment for staff, students and faculty.

The Office of Administrative and Procurement Services has negotiated the fee to be paid on the design portion of the plans consistent with published CDB Guidelines for projects of this nature based upon a budget of \$1,900,000 - \$2,500,000.

BENEFIT TO CITY COLLEGES OF CHICAGO:

Several buildings at Kennedy-King College have experienced multiple cold weather pipe fractures and water leaks resulting from poor insulation. To prevent future damage to City Colleges of Chicago (CCC) property, it is in the best interest of CCC to review potential deficiencies with the existing insulation design and determine remedial action. Also, the original fire sprinkler system installed in WYCC is a water-based system. In the event of a fire, having a dry sprinkler system installed will prevent unnecessary collateral damage to sensitive electronic equipment in WYCC.

The Office of Administrative and Procurement Services has reviewed this request for services and has determined that it would be in the best interest of the District to move forward with SPAAN Tech, Inc. as the engineer of record on the planning and design of the insulation and air flow at Kennedy-King College and the pre-action system at WYCC, to allow its designs and plans as approved by Administrative Services, and Kennedy-King College.

VENDOR SELECTION CRITERIA:

Letters of interest were sent to six engineering firms selected from the CCC Pre-Qualified Engineers List as noted below with 4 firms non-responsive.

| | |
|--|---------------------------------|
| SPAAN Tech, Inc. (M/WBE) | Chicago, Illinois |
| Advance Consulting Group International (MBE) | Chicago, Illinois |
| Affiliated Engineers, Inc. | Chicago, Illinois (No response) |
| Infrastructure Engineering, Inc. (MBE) | Chicago, Illinois (No response) |
| Henneman Engineering, Inc. | Chicago, Illinois (No response) |
| Rubinos & Mesia Engineers, Inc. (MBE) | Chicago, Illinois (No response) |

Firms were evaluated based upon the following criteria:

- Prior performance of firm and its consultants
- Appropriate staff size and disciplines
- Pre-qualification with CCC
- Valid licenses to practice as an Architect or Engineer in the State of Illinois
- Appropriate staff size and disciplines
- Prior experience with similar dentistry teaching/construction projects
- MBE/WBE Compliance

From the responses submitted, SPAAN Tech, Inc. was selected as the most qualified to provide the services for this project based on previous work successfully completed including West Side

Learning Center Fire Alarm System (CCC), US Navy Building 106 Prime Contractor, and Chicago Department of Aviation Fire Hydrant and Valve Replacement, amongst other quality projects.

MBE/WBE COMPLIANCE:

The Office of M/WBE Contract Compliance has reviewed the agreement referenced above and has determined the Vendor is in compliance with the Board Approved Participation Plan and will utilize the following firms:

| <u>Vendor</u> | <u>MBE or WBE</u> | <u>%</u> | <u>Participation</u> | <u>Certifying Agency</u> |
|---|-------------------|----------|----------------------|--------------------------|
| SPAAN Tech, Inc. 311 S. Wacker Dr. Chicago, IL 60606 | MBE (Prime) | 93 | Direct | City of Chicago |
| dsi Associates, Inc. 7420 County Line Road Burr Ridge, IL 60527 | WBE | 7 | Direct | City of Chicago |

GENERAL CONDITIONS:

Inspector General- It shall be the duty of each party to the agreement to cooperate with the Inspector General for City Colleges of Chicago in any investigation conducted pursuant to the Inspector General’s authority under Article 2, Section 2.7.4(b) of the Board Bylaws.

Ethics – It shall be the duty of each party to the agreement to comply with the applicable provisions of the Board’s Ethics Policy adopted January 7, 1993, and as amended by the Board.

Contingent Liability - Pursuant to Section 7-14 of the Illinois Public Community College Act, all agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year.

FINANCIAL:

Total: \$212,850.83

Charge to: Kennedy-King College

Sources of funds: Capital Fund

FY15: 530000-92015-1005031-70000

Respectfully submitted,

**Cheryl L. Hyman
Chancellor**

September 4, 2014 – Office of Administrative Services and Procurement Services– District Office